

CAMBERWELL GROVE, CAMBERWELL, SE5  
FREEHOLD  
GUIDE PRICE £2,000,000

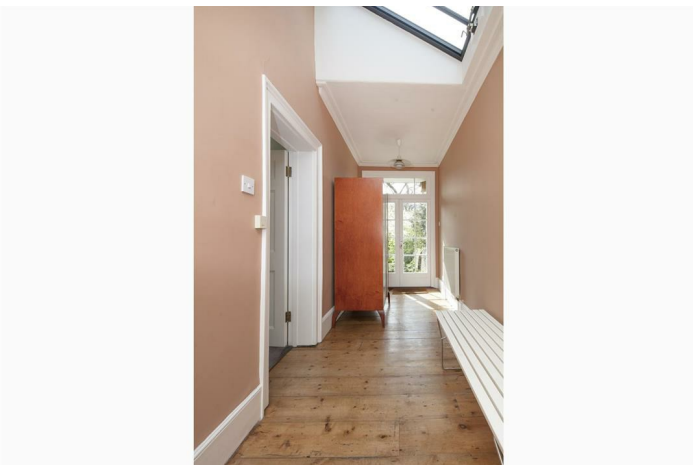


## SPEC

Bedrooms : 4  
Receptions : 3  
Bathrooms : 2

## FEATURES

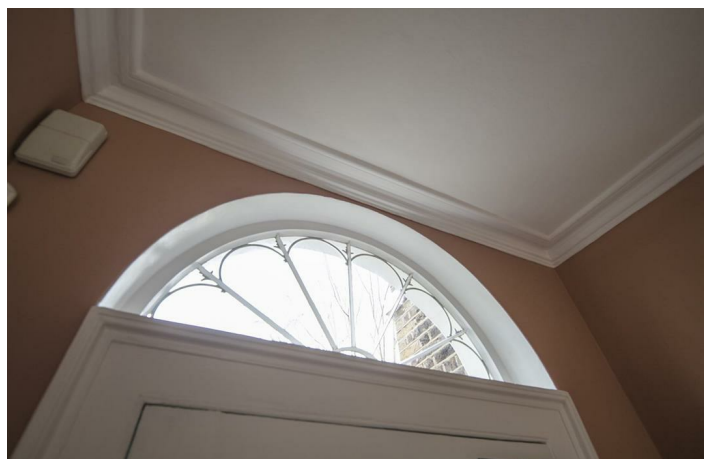
Wonderful 80ft West-Facing Rear Garden  
Four Double Bedrooms  
Georgian Features  
Conservation Area  
Chain Free  
Freehold



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Handsome Four Bed/Three Rec Georgian Home With Mature Walled 80ft Garden - CHAIN FREE.

These elegant Georgian homes are special for many reasons, not least their symmetry, space and light nor indeed their highly coveted and celebrated position. Sitting on the lower, leafy end of the much-loved, tree lined Camberwell Grove, this spectacular four bedroom period home is set over four lovely floors. The hall and landings are spacious and do not interrupt the flow of the main accommodation meaning your living areas are wide and impressive throughout. The property comprises three airy, comfortable reception rooms, kitchen/diner, four sizeable bedrooms, shower room, bathroom and utility room. There's plenty of bespoke storage and a wonderful mature 80ft rear garden. Whilst only a mere two miles from Westminster, Tate Britain and the Imperial War Museum, Camberwell Grove supplies an exceptionally tranquil boulevard, lined with lush cathedral-like Plane trees. It hosts some of south London's finest period properties. The very excellent Lyndhurst Primary School is but a few moment's stroll as is the Camberwell Art School. The Dulwich Foundation schools are all a short drive or bus ride away. Transport options are great; Denmark Hill station (Zone 2) is a 6 minute walk for fast, regular services to Victoria, Blackfriars, Farringdon and St. Pancras/Kings Cross. The highly considered London Overground Line supplies further services to Clapham High Street, Clapham Junction, Islington, Shoreditch and Canary Wharf (via Canada Water).

The exterior will win you at hello with original London stock brickwork and fanlight over the original door. The inner hall is long and bright with a large overhead skylight and pretty French doors which lead rear to the garden. To the left you find a front facing reception which soaks in morning light through two wonderful sash windows (avec original shutters). Simple coving and a polite feature fireplace continue the charming offerings. A further rear-facing reception peers over the garden with integrated book shelves, shutters and wooden panelling. There's another eye-catching fireplace and lots of light.

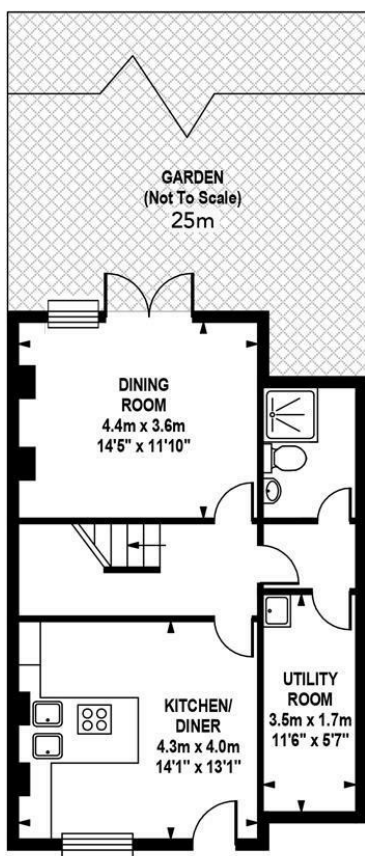
Moving downward you find a contemporary kitchen/diner fronting the street. The counters are granite and there's access to a lower front patio. A rear-facing dining room sparkles with more light and offers further garden access through French doors. Outside you'll enjoy abundant mature foliage and the sound of bird song. It's a generous and peaceful affair - perfect for sun baking, veg growing and entertaining. Head back inside and upward to meet a bright first landing. The first of your lovely bedrooms fronts the street into the full width of the upper part of the building. A second double bedroom, currently laid out as a lovely study, supplies an insatiably bright and pleasant space for work or slumber. Upward to the second floor you find two further double bedrooms. The front room has two sash windows peering down over the Grove. The rear room is also laid out as a work from home space. A handsome bathroom with wood panelling completes the tour.

The Camberwell Grove Conservation area is a much sought-after address. Peaceful and tree-lined it enjoys a wealth of local amenities. Ruskin Park is a short hop and you have the Butterfly Tennis Club on your doorstep. In addition to the unbeatable rail links, there are also a multitude of buses running close by on Camberwell Church Street into the City and the West End. There's a plethora of eateries nearby and the excellent Crooked Well is on Grove Lane. The award winning 'Camberwell Arms' does a cracking roast and 'The Hermit's Cave' is the best spot for a pint of black. There are plenty of shops nearby including a host of independent food shops in Camberwell Green. Keeping fit? The much loved Camberwell Baths is stunning and just three minutes from your door.

Tenure: Freehold

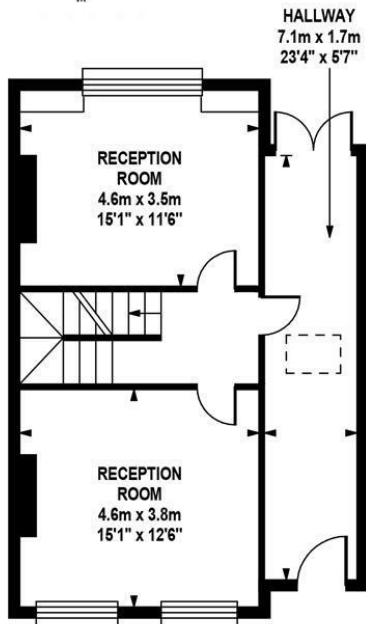
Council Tax Band: G

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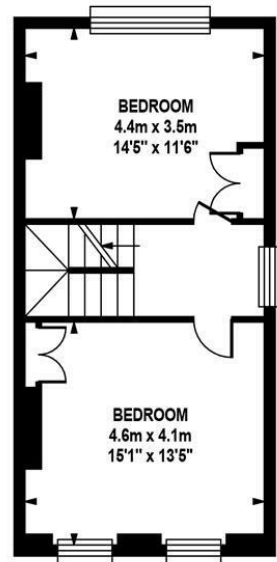
**LOWER GROUND FLOOR**

Approximate Gross Internal Area :-  
55.84 sq m / 601 sq ft



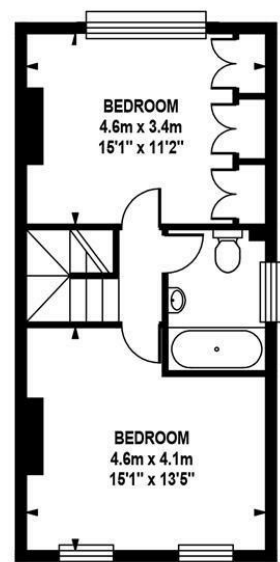
**GROUND FLOOR**

Approximate Internal Area :-  
55.84 sq m / 601 sq ft



**FIRST FLOOR**

Approximate Internal Area :-  
41.80 sq m / 450 sq ft



**SECOND FLOOR**

Approximate Internal Area :-  
41.80 sq m / 450 sq ft

**TOTAL APPROX.FLOOR AREA**

Approximate Internal Area :- 195.28 sq m / 2102 sq ft  
Measurements for guidance only / not to scale

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.

